



Valla Vista, 45 Lower Street, Pury End, Northamptonshire, NN12 7NS

HOWKINS &
HARRISON

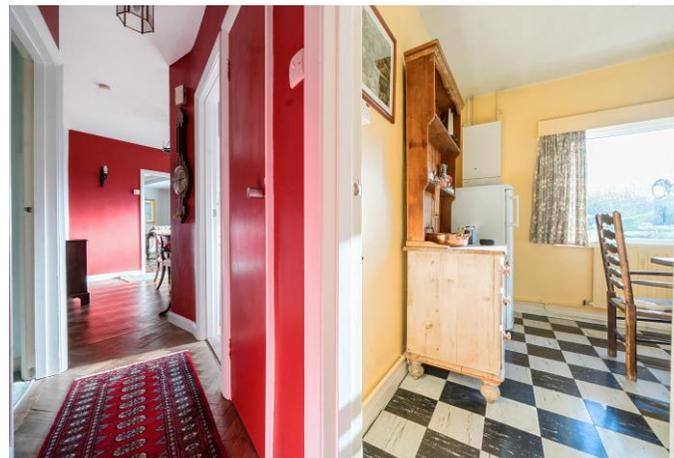
Valla Vista, 45 Lower Street, Pury End, Northamptonshire, NN12 7NS

Guide Price: £700,000

An individual, detached bungalow situated on approximately 0.52 of an acre, nestled within the sought-after hamlet of Pury End. The accommodation includes a kitchen/breakfast room, spacious sitting room, snug, dining room, conservatory, cloakroom/utility room, three bedrooms and a family bathroom. Outside, the extensive gardens are beautifully presented, with an impressive versatile garage/studio and ample driveway parking.

Features

- Detached bungalow
- Sought-after hamlet location
- Spacious sitting room and snug
- Kitchen/breakfast room and dining room
- Three bedrooms
- Family bathroom
- Beautiful 0.52-acre plot
- Large garage/studio
- Ample Driveway parking
- Energy rating TBC



Location

Pury End is a small hamlet which is located approximately three miles south east of the market town of Towcester. The village of Paulerspury lies half a mile away with a primary school, church, and public house.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Silverstone and Whittlebury Hall Hotel & Spa, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



Accommodation

Entrance/dining hall, spacious sitting room with feature fireplace, snug with patio doors leading to the garden, kitchen/breakfast room with a range of bespoke fitted units, conservatory, cloakroom/utility room, plus three bedrooms and a family bathroom.

Agents Note

It is the seller's intention to include a Development Uplift Clause within the sale contract, this equates to 30% of the uplift in value, in the event of Planning Permission being granted for additional property(ies), within the next twenty-five years.





Outside

The property is nestled within the sought-after hamlet of Pury End, approached by a gated driveway offering ample driveway parking and access to the versatile garage/studio. There is a footpath leading to the entrance porch. The plot extends to approximately 0.52 of an acre, to include a private, beautifully maintained garden, mostly laid to lawn with a variety of mature shrubs and trees.



Situated on approximately 0.52 of an acre, with spacious accommodation, extensive gardens, an impressive versatile garage/studio and ample driveway parking.





Land App



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20 m
Scale 1:1000 (at A4)
N

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

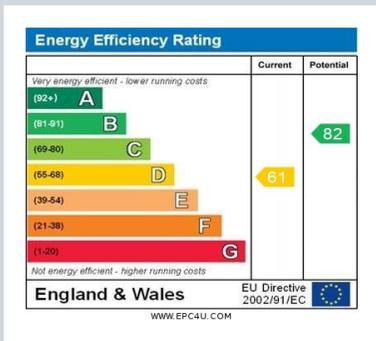
Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - E



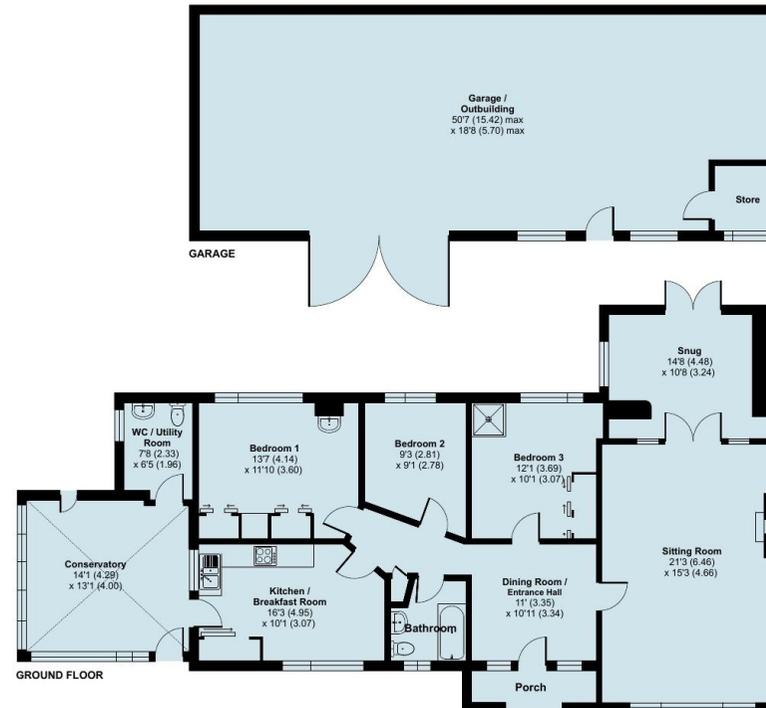
Lower Street, Pury End, Towcester, NN12

Approximate Area = 1567 sq ft / 145.5 sq m

Garage = 946 sq ft / 87.8 sq m

Total = 2513 sq ft / 233.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Howkins & Harrison. REF: 1205356

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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